SITE SCREENING ASSESSMENT

Prepared by: California Department of Toxic Substances Control (DTSC)
Cooperative Agreement Number: 00T14601-1
DTSC Fiscal Year: 2013-2014

Prepared for: United States Environmental Protection Agency Region 9
Superfund Division, Site Assessment Section
San Francisco, California

Date: April 21, 2014

Site Name:	Dunn Edwards Corporation				
City:	Vernon		**County:**	Los Angeles	
DTSC Regional Office:	Cypress				
CERCLIS ID:	CAN000900143	**EPA ID:**	CAD008236648 CAL000146697	**Envirostor ID:**	60001974

EXECUTIVE SUMMARY

Narrative summary of site history and recommended action:

Dunn Edwards Corporation (Dunn Edwards) was established in 1960 and began operating as a paint manufacturer at 4885 and 4925 East 52nd Place, Vernon, California and expanded outward encompassing several addresses. Historical records indicate multiple owners and businesses have used the building at 4905 East 52nd Place. Historical records also indicate hazardous materials have been used at this location dating back to 1967. In 1985, soil and groundwater samples were collected as part of an investigation conducted at the northwest property boundary of 4895 and 4935 East 52nd Place. Reportedly, laboratory analytical results indicated no VOCs were detected in soil samples. Laboratory analytical results for groundwater indicated TCE, PCE, 1,1,1-TCA, benzene and methylene chloride were detected at concentrations of up to 0.004 mg/L, 0.007 mg/L, 0.12 mg/L, 0.010 mg/L and 0.002 mg/L, respectively.

Between 1989 and 1998 twelve USTs were removed from the Lacquer Plant and several follow-up environmental investigations were conducted and VOCs were detected in soils and groundwater. On March 22, 2010, the Vernon Environmental Health Department concurred with Dunn Edward's recommendations of no further action on soils following site remediation activities. On December 10, 2010, approximately 11,000 gallons of raw paint material (Ropaque Ultra Opaque Polymer) spilled at the Dunn Edward's 4925 East 52nd Place paint factory, which spread across the receiving yard and entered the storm drain. There were no records found at the City of Vernon Environmental Health Department indicating follow-up soil sampling was conducted along the spill affected areas.

There are 101 contaminated drinking water wells within 4 miles of the site. Distance to the nearest drinking water well is 794 feet which have perchlorate and TCE impacts. In 2010 and 2011 concentrations of TCE in groundwater exceeded the drinking water MCL of 5 ug/L.

Based on an historical environmental investigation conducted in 1985, groundwater at the Dunn Edwards site is contaminated with PCE and TCE. Historical records indicate multiple owners and businesses have used the building at 4905 East 52nd Place. Historical records also indicate hazardous materials have been used at this location dating back to 1967. DTSC recommends further investigation at the Dunn Edwards site. Soil matrix and soil gas sampling is recommended at Dunn Edward's 4905 through 4979 East 52nd Place facilities, to determine if VOCs are present in subsurface soils. Further groundwater investigation is recommended at the northern property boundary (behind the Lacquer Plant), to determine the extent of TCE and PCE contamination, and to determine if there are potential off-site sources of VOCs.

DTSC Recommendation:					
Refer to:					
☒ EPA	☐ CADTSC	☐ CARWQCB	☐ Local Agency		☐ No Further Action
EPA Decision:					
Refer to:					
☒ EPA	☐ CADTSC	☐ CARWQCB	☐ Local Agency		☐ No Further Action

Final Signatures and Concurrence

DTSC Screener:	*Signature*	Willard Garrett *Type Name*	04/21/2014
DTSC Approval:	*Signature*	**Alice Gimeno-O'Brien** *Type Name*	04/21/2014 *Date: (MM/DD/YYYY)*
EPA Concurrence:	*Signature*	Matt Mitguard *Type Name*	6/11/14 *Date: (MM/DD/YYYY)*
EPA Comments:			

EPA ONLY				
CERCLIS CODING:	☐ Not Valid Site	☐ Not valid Site – State Lead	☒ Preliminary Assessment Needed	☐ Other:

Dunn Edwards Corp CAW000900143

Section 1: Site Information

1.1 CERCLIS Site Name: Dunn Edwards Corporation
Aliases: Same as Above

1.2 Origin of Site: North East 710 Corridor Site Discovery
Note discovery project, referral, complaint, etc.

1.3 Site Location Information

Street Address: 4905 East 52nd Place (encompasses 4885, 4895, 4905, 4925, 4935, 4945, 4961, and 4979 East 52nd Place)
City: Vernon **County:** Los Angeles
State: California **Zip Code:** 90058
Latitude: 33° 59' 15.9426"
Longitude: -118° 10' 32.2788"

1.4 Regulatory Information

CERCLIS ID:
RCRA ID: CAD008236648, CAL000146697
Envirostor ID: 60001974
Geotracker ID: T0603700979

Section 2: Operational History

Reference all factual information and attach complete and legible copies of all cited references.

2.1 Current Operation

☒ Operational facility
☐ Nonoperational
☐ Current Operators do not use CERCLA hazardous constituents

Current owner: Dunn Edwards Corp. **Current operator:** Dunn Edwards Corp.
Hazardous materials used: Acrylic and polyvinyl acetate, emulsions, pigments, surfactants, biocides, paint thinners, alkyd resins, oils, metallic soaps, methyl ethyl ketone, toluene, aliphatic hydrocarbons, butyl acetate, and isopropanol.
Hazardous materials manifested or disposed (HWTS): Hexane Mineral Spirits, Sodium Nitrite, Hexamethylene Di-Isocyanate, Magnesium Chloride, Dipropylene Glycol, Sodium Hydroxide, Ethanolamine, Dimethyl Triethylamine, Ammonia, Celite Aluminum Trihydrate, Epoxy Resin, Polydimethylsiloxane, Kaolin, Zinc Oxide, Toluene (Di Isocyanate), Xylene, Methanol, Alkyd Resin Solution, Long-Oil Alkyd Resin Acids, Corrosives, Alkaline Solutions, Off-Spec, Organics and Organic Solids. Based on the HWTS information, reported site related constituents of concern include low pH liquids and VOCs.

Dates of operation: 1960 to Present
Reference(s): See Attachment A - Telephone Conversation on March 25, 2014, and Attachment C1 - City of Vernon Certificate of Occupancy, Plant History Record from

Vernon Environmental Health Department, Hazardous Waste Producer Survey and Attachment C9 – HWTS Waste Code Matrix Reports.

2.2 Historical owners/operators that may have used Contaminants of Concern onsite:

Owner: Colortone Decal Company (4905 East 52 PL) **Operator:** Colortone Decal Company
Hazardous materials used: Unknown
Hazardous materials suspected: Printing Related Chemicals
Dates of operation: 1967 to 2002
Reference(s): See Attachment C2 - City of Vernon Certificate of Occupancy, Health Requirements for Business Establishments, Occupancy Inspection Report.

Owner: William and Kimberly Patsy Trust (4905 East 52 PL) **Operator:** Fernandez Custom Furniture
Hazardous materials used: N-Butanol, 2-Butoxy Ethanol, Isobutyl Alcohol, Toluene, Ethylbenzene, Xylene Isomers, and Nitrocellulose.
Hazardous materials suspected: Paints, Varnishes, Lacquers, Enamels and other Paints Related Chemicals.
Dates of operation: 2003 to 2006
Reference(s): See Attachment C3 - City of Vernon Permits, Conditional Authorization to Continue, Hazardous Material Inventory Chemical Description Form, Order to Comply, Certificate of Occupancy, Approved Plans to Construct Spray Booths, Zoning Evaluation Checklist, Health Requirements for Business Establishments.

Owner: Dunn Edwards (4905 East 52 PL) **Operator:** Nextel of California
Hazardous materials used: Battery Acid
Hazardous materials suspected: Same
Dates of operation: 2000 to 2006
Reference(s): Attachment C8 - Email correspondence dated 3/26/2014 from Robert Wendoll (Dunn Edward Director of Environmental Affairs), Attachment C4 - City of Vernon Health Permit, Health Requirement for Business Establishments Notice and Consolidated Contingency Plan Form.

Section 3: Site Impact Information

Reference all factual information and attach complete and legible copies of all cited references.

3.1 Land Use/Site Setting:

Check all that apply

☒ Industrial area
☐ Residential area
☒ Schools/day care centers within 200 feet
☒ Surface water within 2 miles of the site
☐ Sensitive environments or wetlands within 2 miles of site
☒ Potential source of contamination to surface water

Details, description and references: The Dunn Edward site is located west of the Los Angeles River Flood Control Channel. Along the northern property line is a railroad spur and along the southeast property line abuts an adjacent industrial property. A pre-school (Tri-City Headstart), Maywood Park and a Day Care Center is located to the west and northwest (across 52nd Place) from the Dunn Edward site. Heliotrope Avenue Elementary School is

located southwest from the Dunn Edwards site, across East Slauson Avenue. On December 10, 2010 approximately 11,000 gallons of raw paint material (Ropaque Ultra Opaque Polymer) spilled at the Dunn Edward's 4925 East 52nd Place paint factory. The spilled material spread across the receiving yard and entered the storm drain located south of the site. Reportedly, 500 to 1,000 gallons of spill material entered the storm drainage system. See Figure B-1, and Attachment C4 – Spill Incident & Mitigation Measure Report, Spill Incident Update, City of Vernon Spill Report.

3.2 Surface Water

☐ Surface water used for drinking water within 15 miles of the site

☐ Public / commercial supply
☐ Private supply
Approximate number of people served by the surface water:
Details/additional information:

☐ Health advisory for consuming fish
☐ Surface water within 15 miles of the site is used for recreational or commercial fishing
☐ Surface water within 15 miles of the site provides habitat for sensitive species
☐ Site is a suspected source of surface water contamination

Details, description and references: The Los Angeles River Flood Control Channel is located within 300 feet northeast from the Dunn Edwards site and is not used as a drinking water resource. Legal recreational fishing in the LA River is limited to upstream areas outside of the 15 miles: http://www.thelariver.com/guide/fishing/
http://lacreekfreak.wordpress.com/2008/10/28/fish-in-the-los-angeles-river/
See Attachment C12-Sensitive Environments-2 mile buffer-none

3.3 Groundwater

☒ Groundwater used for drinking water within 4 miles of site

☒ Public / commercial supply (approximate number of people served: Approximately 15,000
☐ Private supply (approximate number of people served:

☒ Groundwater within 4 miles of the site known to be contaminated with hazardous substances: Based on SPGIT information the following information was found:

There are 142 drinking water wells within a 4 mile radius of the site, and of these, approximately 108 are south of the site. 41 additional wells south of the site have been destroyed for unknown reasons. Approximately 90 wells south of the site are contaminated. Of these, approximately 54 wells have positive TCE and or PCE results. Distance to the nearest drinking water well is 794 feet which have perchlorate and TCE impacts. Depending on regional groundwater pumping cycles, this well may be down gradient or cross gradient from the Dunn Edward site.

List substances that exceed drinking water standards: Key contaminants in the nearest impacted drinking water well is TCE.

☒ Site is a suspected source of groundwater contamination

SPGIT Quartile(s): The Dunn Edward site is located in Priority Area 4 and SPGIT Rank 30, see Attachment C10 - SPGIT Map of Vernon and Surrounding Area.

Details, description and references: The site lies within SPGIT area 30. Additionally, areas 31, 281, 80, 23 and 336 are located to the north, west, south, southeast and east of the site, respectively. Based upon the HWTS information, reported site related constituents of concern include primarily VOCs and acids. Information from the RWQCB Geotracker database indicate groundwater flow direction in the vicinity is variable with reported flow direction to the southwest, south and southeast predominantly with some opposing gradients to the northwest and northeast, potentially due to groundwater pumping (beneficial use or remediation). 142 known existing drinking water wells are located within 4 miles of the site. An additional 61 wells have been abandoned or destroyed within 4 miles for unknown reasons. Approximately 11 of these destroyed or abandoned wells are south of the site. Of the 11 wells only 2 had TCE results above MCL, 1 at MCL and the other 7 were below MCL. No sensitive species are known to inhabit the site vicinity, see Attachment C12 - Sensitive Environments Map. The subject site name is included in the HWTS database by name and address, however, additional addresses under that same name do occur under the same name and different CAD/CAL numbers.

Maywood Mutual Water Company (MMWC) is the primary water supplier in the area of the Dunn Edwards site. The MMWC is divided into 3 entities (MMWC #1, #2 and #3). The MMWC #1 serves approximately 5,500 residents in portions of Cities of Maywood and Huntington Park. The MMWC#2 also serves potable water to portions of Cities of Maywood and Huntington Park. A total of approximately 1,179 acre-feet of water was produced by MMWC#2 in 2009. The MMWC #3 serves approximately 9,500 customers in portions of the Cities of Maywood, Bell and Vernon. The nearest drinking water well from the Dunn Edward site is located approximately 794 feet to the northwest. This well (Warehouse Well #7) is owned by MMWC#3. A total of approximately 1,502 acre-feet of water was produced by the MMWC#3 in 2009, and approximately 52% of total water sold by MMWC#3 was supplied to customers in the City of Maywood. The Warehouse Well #7 facility is adjacent to the Day Care Center, located northwest (across 52nd Place) from the Dunn Edward site. This well pumps groundwater into a storage tank and water is then boosted into the district system. The well is 800 feet deep and perforations starts at 635 feet below ground surface. This well is contaminated with TCE and Perchlorate (see Attachment C7 City of Maywood Water Quality Assessment).

3.4 Community Interest

☐ High level of community interest
☒ Some community interest
☐ Low/no community interest

Details, description and references: The City of Maywood and a community group (Pro-Uno) has been concerned about the quality of the drinking water in the Maywood area. On October 11, 2009, AB 890 was passed and required the MMWC to conduct a study on the City of Maywood's water supply and address the impacts of manganese. In December 2010, GeoTrans/Tetra Tech (consultant for MMWC) conducted a study and reviewed data to identify sources and extent of manganese impact in the City of Maywood's public drinking water supply. GeoTrans also presented course of actions that the public water systems should

consider to mitigate the water quality concerns. Laboratory analytical data indicated TCE and Perchlorate were also present in drinking water wells (see Attachment C7 - City of Maywood Water Quality Assessment).

Section 4: Site Reconnaissance

4.1 Method of Site Reconnaissance (See Attachment B):

- ☒ Onsite Visit (Date: March 20, 2014)
- ☒ Drive-by/offsite visit (Date: March 20, 2014)
- ☒ Records/aerial photo review

4.2 Adjacent properties:

North Rail Road Spur
South City of Maywood Ball Park
East Cook Induction Heating Company
West Matheson Gas Plant

4.3 Structures onsite (e.g. office building, paint booth, repair shop, etc.): Vacant Building (at 4905 East 52nd Place). The Dunn Edwards site consists of multiple building structures, oil plant, water plant, USTs, ASTs, and chemical storage areas. See Attachment B.

4.4 Site surface description (e.g., visual staining, cracked pavement, etc.): Yes Observed an oily substance on floor and sporadic deteriorating concrete areas, inside the 4905 East 52nd Place building. Observed light yellowish color staining on pavement (southeast side of the 4905 East 52nd Street building), according to Robert Wendoll (Dunn Edward Director of Environmental Affairs) the staining is most likely compacted crust of dirt, dust, grease, powdered rubber from folk lift tires, see photographs in Attachments B-4 and B-5. Sporadic cracked pavement was observed throughout the Dunn Edwards site.

4.5 Hazardous materials observed onsite

Materials stored: No hazardous materials were observed at the Dunn Edwards 4905 East 52nd Place site however, hazardous materials storage was observed at Dunn Edwards Oil Plant 4925 East 52nd Place (primarily mineral spirits paint thinners, alkyd resin solution and long-oil alkyd resins stored in 55 gallon drums).

Materials in use: mineral spirits paint thinners, alkyd resin solution and long-oil alkyd resin.

☐ N/A

4.6 Waste Storage and potential hazardous materials

Specify numbers, volume, and content

a) **Drums:** Use approximately 80 – 55 gallons drums daily (2-Butoxyethanol, Alcohol Ethoxylat, Phosphoric Acid, Mineral Spirits, Distillates, Petroleum, Hydrotreated Light, Cobalt Hydroxide, Ethylbenzene, and Xylene). See Attachment C6 – Hazardous Materials Inventory List.

b) **Aboveground Storage Tanks:** 60 ranging between 1,200 gallons to 25,000 gallons (volume). Contents includes: Ethylbenzene, Xylene, and tanks with unknown contents. See Figure B-2 and Attachment C6 – Hazardous Materials Inventory List.

c) **Underground Storage Tanks:** 2 – 10,000 gallons, Mineral Spirit and Paint Thinners.

d) **Clarifiers:** Unknown

e) **Transformers potentially containing PCBs** Unknown

f) **Other:**

Section 5: Summary and Recommendations/Conclusions

Use multiple pages if needed. Include parenthetical references for all statements, and attach complete copies of references used.

5.1 Summary of Site History, Historical Releases, and Potential Releases

Describe site history, historical releases, and potential for release. Include summary of relevant sampling history detailed in Attachment E.

Dunn Edwards Corporation (Dunn Edwards) was established in 1960 and began operating as a paint manufacturer at 4885 and 4925 East 52nd Place, Vernon, California. The business has expanded since first established and the current Dunn Edwards site encompasses the following addresses: 4895, 4905, 4935, 4945, 4961, and 4979 East 52nd Place. The Los Angeles River is located northeast from the Dunn Edwards site (Attachment C1-Plant History).

The 4905 facility was developed in 1951 and consisted of one rectangular two story industrial building (20,370 square foot) on an approximate 36,630 square foot land parcel, located between Dunn Edward's corporate office building to the northwest, and manufacturing buildings to the northeast. Between 1967 and 2002, the 4905 facility was owned by The Colortone Decal Company (Colortone) and operated as a printing business. In a Health Requirements for Business Establishments report, submitted to RDD U.S.A (a clothing manufacturer) dated December 8, 1998, the City of Vernon requested a hazardous materials closure plan to document Colortone historical chemical usage at the 4905 facility (see Attachment C2). Between 1998 and 2002 the Colortone leased the 4905 building to RDD U.S.A, Vargas Cutting Service (garment cutting), and Mass International Industries Corporation (general office space). Based on a Property Information Sheet at Los Angeles County Assessor Office, in 2000 a 600 square foot plot at the 4905 building was leased to Nextel of California. Based on the City of Vernon permit records, Nextel operated as a Cell and Telecommunication business and stored battery acid (see Attachment C4 - Consolidated Contingency Plan Form and C8 – Email Correspondence).

In 2003, William and Kimberly Patsy Trust acquired the 4905 facility and subsequently leased the building to Fernandez Custom Furniture Incorporated (Fernandez Furniture). In May 2003 the City of Vernon approved plans to construct 2 paint spray booths inside the building. Reportedly, Fernandez Furniture received several citations for operating two paint spray

booths without permits. In June 2003, the City of Vernon issued a Notice to Comply and ordered Fernandez Furniture to move all hazardous materials from the building and apply for a hazardous materials permit. Fernandez Furniture chemical inventory included n-butanol, 2-butoxy ethanol, isobutyl alcohol, toluene, ethylbenzene, xylene isomers, and nitrocellulose. In 2006, Dunn Edwards acquired the 4905 property and used the building for storing paint-related chemicals, equipment and general merchandise. Reportedly, both Nextel of California and Fernandez Furniture leases were assigned to Dunn Edwards during the 2006 acquisition. In 2007, Fernandez Furniture filed for bankruptcy. In 2011, The City of Vernon Environmental Health Department issued a Health Requirement for Business Establishments Notice to Nextel requiring a hazardous waste permit for battery storage. Currently, the Site is vacant and still owned by Dunn Edwards. No environmental investigation has been conducted at the 4905 facility (Attachment C3).

Several environmental investigations have been conducted at the adjacent Dunn Edwards Lacquer Plant and along the northern boundary of Dunn Edward's property. A summary of historical investigations are as follows: In 1985, one off-site (located northwest of Dunn Edwards) and nine on-site soil borings were in drilled and sampled at the northwest boundary of 4895 and 4935 East 52nd Place property. Laboratory analytical results indicated no VOCs were detected in soil samples. Soil borings were subsequently converted into groundwater monitoring wells. Laboratory analytical results indicated TCE, PCE, 1,1,1-TCA, benzene and methylene chloride were detected at concentrations of up to 0.004 mg/L, 0.007 mg/L, 0.12 mg/L, 0.010 mg/L and 0.002 mg/L, respectively. During this sampling event, Kleinfelder & Associates indicated the uppermost water bearing zone consist of pockets of perched water. Reportedly, twelve USTs were once located at Dunn Edward's Lacquer Plant, located at 4895 East 52nd Place. Between 1989 and 1998 all twelve USTs were removed. Each tank held at one time chemicals associated with the manufacture of paint and paint thinners. In February 1991, one groundwater monitoring well (MW-1) was installed at the Lacquer Plant USTs area. Groundwater laboratory analytical results indicated methyl ethyl ketone, toluene, butyl cellosolve, isopropanol and an unidentified chemical were detected at concentrations of up to 0.15 mg/L, 0.28 mg/L, 72.0 mg/L, 0.16 mg/L and 0.20 mg/L, respectively. In 2000, five soil borings were drilled and sampled at the lacquer plant area. Detectable concentrations of VOCs, alcohols, acetate and cyclohexanon were present in soil samples. Elevated levels of 2-butoxy ethanol and toluene were detected at concentrations in soil of up to 132,000 mg/kg and 143,000 mg/kg. During this investigation, two soil borings were subsequently converted to groundwater monitoring wells (MW-2 and MW-3). Laboratory analytical results indicated carbon disulfide and toluene were detected at concentrations of up to 8 ug/L and 63 ug/L. Between 2000 and 2009 quarterly groundwater monitoring has been conducted at the Lacquer Facility UST area. Groundwater samples were collected from wells MW-1 through MW-3 and analyzed for volatiles and semi-volatiles constituents including 2-butanone, iso-propanol, butyl-cellosolve, and toluene. Laboratory analytical results indicated benzene, 2-butanone, cis-1,2 DCE, ethyl-benzene, methylene chloride, toluene and xylene were detected at concentrations of up to 0.5 ug/L, 470 ug/L, 3 ug/L, 2 ug/L, 4 ug/L, 89 ug/L, and 1 ug/L, respectively.

Between 2003 and 2008, soil vapor extraction (SVE) has been performed at the Lacquer Plant (former UST area), to remediate VOCs in soils. In April 2009, Dunn Edwards submitted a proposed site closure report to the Vernon Environmental Health Department and indicated the volatile component of soil contamination at the Lacquer Plant has been mitigated by SVE. Dunn Edwards concluded that a minute amount of toluene (0.0186 mg/kg) and 2-butoxy ethanol (45,154 mg/kg) remained in the soil at 15 feet below ground surface and should be excavated and disposed at the time the property is sold or demolish. Subsequently, the

Vernon Environmental Health Department denied Dunn Edwards request and required removal of residual contaminated soils.

Subsequently, Dunn Edwards decided to exercise the option to clean close the site, instead of continuing the SVE and groundwater monitoring. In October 2009 Dunn Edwards submitted a work plan to properly close the SVE system, close/abandon all existing wells, remove contaminated soils (by excavation and disposal), and conduct verification soil sampling. In a letter dated November 4, 2009, the Vernon Environmental Health Department approved the work plan. Subsequently, Dunn Edwards removed the SVE system in December 2009 and performed soil excavation and verification sampling at the former UST area. Laboratory analytical results for soil confirmation samples indicated 2-butoxy ethanol were ND and subsequently, Dunn Edwards recommended no further action. In a letter dated March 22, 2010, the Vernon Environmental Health Department concurred with Dunn Edward's recommendations and determined no further action was necessary regarding further investigations and remediation at the former Lacquer Plant UST area (See Attachment C5 for historical soil and groundwater investigations, soil remediation reports, and the City of Vernon Closure Letter).

On December 10, 2010 approximately 11,000 gallons of raw paint material (Ropaque Ultra Opaque Polymer) spilled at the Dunn Edward's 4925 East 52nd Place Paint Factory. The spilled material spread across the receiving yard and entered the storm drain located south of Dunn Edward's property. Various agencies responded to the spill incident including the City of Vernon Police, Fire Hazmat and Environmental Health Department, and Los Angeles County Department of Public Works. Reportedly, the actual amount of spill material loss was 2,500 gallons, and it was estimated that approximately 500 to 1,000 gallons of spill material had entered the storm drainage system (Attachment C4). There were no records found at the City of Vernon Environmental Health Department indicating follow-up soil sampling was conducted along the spill affected areas.

5.2 Regulatory Involvement

Provide detailed description of historical and/or ongoing regulatory involvement. Identify current lead agency.

The City of Vernon Building and Safety and Environmental Health Department oversee building permits and environmental activities at the site. The Vernon Environmental Health Department issued a No Further Action letter on March 22, 2010 regarding the cleanup of contaminated soils, at Dunn Edward's Lacquer Plant (Attachment C5). South Coast AQMD issued a Permit to Operate an Air Pollution Control System consisting of Bag House Shaker, and Exhaust System with Venting Mixing Tanks. Currently, the permit is valid (AQMD data base search: Facility Information Detail http://www3.aqmd.gov/webappl/fim/prog/search.aspx).

5.3 Recommendation/conclusion

Describe proposed follow-up actions and recommended lead agency. If no further action is recommended, describe reasons.

Based on an historical environmental investigation conducted in 1985, groundwater at the Dunn Edwards site is contaminated with PCE and TCE. Historical records indicate multiple owners and businesses have used the building at 4905 East 52nd Place. Historical records also indicate hazardous materials have been used at this location dating back to 1967. During a site walk conducted on March 20, 2014 dark oily staining was observed on the floor, inside the 4905 building.

On December 10, 2010 approximately 11,000 gallons of raw paint material (primarily Ropaque Ultra Opaque Polymer) spilled at the Dunn Edward's 4925 East 52nd Place Oil Plant. The spilled material spread across the receiving yard and entered the storm drain located south of Dunn Edward's property. There were no records found at Vernon Environmental Health Department indicating follow-up soil sampling was conducted along the spill affected areas at the Dunn Edwards site. Based on historical research and the City of Vernon file reviews, no environmental investigations have been conducted at Dunn Edward's Oil Plant located at 4925 - 4935 East 52nd Place, and the Water Plant areas (containing multiple AST, mixers, raw material storage in this area) located at 4945 through 4979 East 52nd Place.

Due to TCE and PCE contamination at the Dunn Edwards site and the impacted production well (contaminated with TCE and PCE) DTSC recommends further investigation at the Dunn Edwards site. Soil matrix and soil gas sampling is recommended at Dunn Edward's facilities at 4905 through 4979 East 52nd Place, to determine if VOCs are present in subsurface soils. A groundwater investigation is recommended at the northern boundary (behind the Lacquer Plant), to determine the extent of TCE and PCE contamination on-site and off-site, and to determine if there are potential off-site sources.

ATTACHMENT A: Site Screening Contact Report

Provide detailed description of conversations. Attach complete copies of any documents provided by the contact. Use as many pages as necessary to report all contacts.

Contact Name:	Lucinda Flores
Affiliation:	State of California Regional Water Quality Control Board
Telephone Number:	213-576-6633
Date(s) of contact:	February 24 through March 13, 2014

Discussion:

Request for file review. Made appointment and conducted file review at LARWQCB office.

Contact Name:	Charlene Hamilton
Affiliation:	Los Angeles County Sanitation District
Telephone Number:	562 908-4288 ext. 2929
Date(s) of contact:	February 27 through March 3, 2014

Discussion:

Request for file review. No file available for Dunn Edwards.

Contact Name:	Tim Smith
Affiliation:	Los Angeles County Department of Public Works
Telephone Number:	626 458 3511
Date(s) of contact:	February 27 through March 3, 2014

Discussion:

Request for file review. No file available for Dunn Edwards. Mr. Smith indicated the LACDPW do not have jurisdiction of 4885 East 52nd Place (the Dunn Edwards facilities) and recommended the DTSC to contact City of Vernon Department of Environmental Health (a CUPA) for records.

Contact Name:	Elizabeth Zepeda
Affiliation:	City of Vernon Health and Environmental Control Department
Telephone Number:	323-583-8811
Date(s) of contact:	March 3 through March 6,2014

Discussion:

Request for file review. Made appointment and conducted file review at City of Vernon Health and Environmental Control Department.

Contact Name:	Cynthia Mireles
Affiliation:	City of Vernon Building and Safety Department
Telephone Number:	323-583-8811 ext. 284
Date(s) of contact:	March 5 through March 13,2014

Discussion:

Request for file review. Made appointment and conducted file review at City of Vernon Building and Safety Department.

Contact Name:	Yvette Caldero
Affiliation:	Los Angeles County Department of Public Health
Telephone Number:	323-890-7806
Date(s) of contact:	February 27 through March 18, 2014

Discussion:

Request for file review. Made appointment and conducted file review at LA County Department of Public Health Department.

Contact Name:	Robert Wendoll
Affiliation:	Dunn Edwards (Director of Environmental Affairs)
Telephone Number:	323-826-2663 (email: Robert Wendoll@DunnEdwards.com)
Date(s) of contact:	March 17 through March 31, 2014

Discussion:

Contacted Mr. Wendoll on March 17, 2014 to arrange site walk. In a telephone conversation on March 25, 2014, Mr. Wendoll indicated Dunn Edwards originally began its operations at the 4885 East 52nd Place and 4925-4935 East 52nd Place facilities during the early 1960s.

In two email correspondences, Mr. Wendoll provided the following information regarding the Dunn Edwards site:

1) Facility map depicting date of construction for all buildings at the site. Mr. Wendoll indicated that Los Angeles County Office of Assessor records describes the property at 4905 as "an approximate 20,370 sq. ft. industrial building on an approximate 36,630 sq. ft. land parcel.
2) Lease Agreement between Patsy/Kimberly Williams Trust (former property owner of the 4905 building) and Fernandez Custom Furniture and Nextel of California. Mr. Wendoll indicated both leases were assigned to Dunn Edwards upon purchase of the property in June 2006. In August 2006, Nextel assigned the lease to TowerCo (located in Cary, N.C.). TowerCo maintained the lease until July 2012. The Fernandez lease commenced on April 1, 2003, for a five-year term ending on March 30, 2008. Fernandez terminated the lease early in May 2007, effective June 1, 2007.
3) Mr. Wendoll indicated the Oil Plant at 4925-4935 East 52nd Place is currently the only area at the Dunn-Edwards Vernon Facility where paint production is ongoing. Activities include raw material and finished goods storage; oil-based paint production, canning, and labeling; and palletizing and shipping of finished goods. Mr. Wendoll indicated Dunn-Edwards ceased manufacturing lacquers in 1999 and no chemical usage takes place at the former Lacquer Plant today, and only occasional, temporary, minimal raw material or finished goods storage. Mr. Wendoll indicated the area is now used primarily by our Marketing Department for staging retail displays. Mr. Wendoll indicated the buildings at 4945-4979 East 52nd Place are currently used for raw material storage; specifically, storage of powder pigments in 50-pound sacks.

ATTACHMENT B: Site Reconnaissance Report

Include photos and a site layout map showing features described in Sections 4.2-4.5.

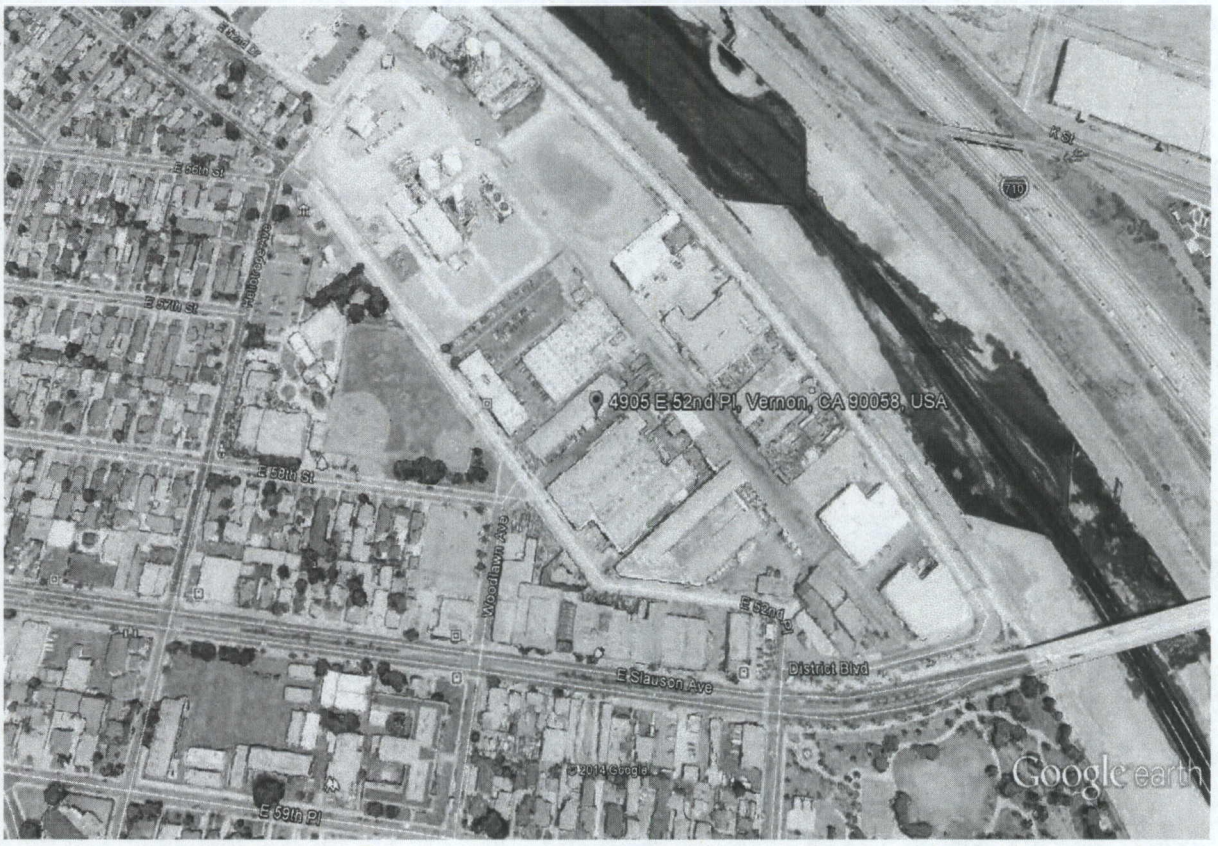
At the time of DTSC site visit (March 20th 2014) only two buildings were being used: 4885 East 52nd Place and 4925-4935 East 52nd Place. The building located at 4905 East 52nd Place is two-stories and used primarily for storage, on the ground level. The upper level is vacant. The lower level interior of the building contains machinery parts stored on wooden pallets and other miscellaneous items (bathroom equipment, hoses, and metal panels). Observed an oily substance on floor and sporadic deteriorating concrete areas (see site photographs). The exterior of the building is used for container storage (as depicted in photographs). Observed light yellowish color staining on pavement, along the container storage area. According to Robert Wendoll (Dunn Edward's Director of Environmental Affairs) the staining is most likely compacted crust of dirt, dust, grease, powdered rubber from fork lift tires. The main office building is located at 4885 East 52nd Place. The 4925-4935 East 52nd Place building is known as the Oil Plant. This building is divided into a ground level and a mezzanine level. According to Mr. Wendoll, the Oil Plant building is currently the only area at the Dunn Edwards Vernon Facility where paint production is ongoing. Activities include: raw material (various alkyd resins in 55 gallons drums) and finished goods storage, oil based paint production, canning, labeling, and palletizing and shipping of finished goods. Observed evidence of two USTs located behind the Oil Plant. Mr. Wendoll indicated the two USTs are 10,000 gallons in volume and contains mineral spirits paint thinners. Mr. Wendoll also stated alkyd resin solution and long-oil alkyd resin is stored in four 5,000 gallons AST, located behind the Oil Plant, and these USTs/ASTs are currently operable. During the site walk, observed additional AST along northern side of Dunn Edward's facilities located at 4945 through 4975 East 52nd Place. Mr. Wendoll did not indicate whether these AST are operable. The building located at 4895 East 52nd Place is known at the Lacquer Plant. According to Mr. Wendoll, Dunn Edwards ceased manufacturing lacquers in 1999. The building is currently used temporarily for storing minimal raw material or finished goods. Mr. Wendoll also stated the facility is used primarily by Dunn Edward's Marketing Department for staging retail displays. According to Mr. Wendoll, The buildings located at 4945 through 4979 East 52nd Place are currently used for raw material storage (powder pigments in 50-pound sacks). The Dunn Edward's site is entirely paved with sporadic cracked pavement throughout the property.

The Dunn Edward site is located west of the Los Angeles River Flood Control Channel. Along the northern property line is a railroad spur and along the eastern property line abuts an adjacent industrial property. A pre-school (Tri-City Headstart), Maywood Park and a Day Care Center is located southwest (across 52nd Place) from the Dunn Edward site. Heliotrope Avenue Elementary School is located southwest from the Dunn Edwards site (across East Slauson Avenue).

ATTACHMENT B: Site Reconnaissance Report

Include photos and a site layout map showing features described in Sections 4.2-4.5.

Figure B-1

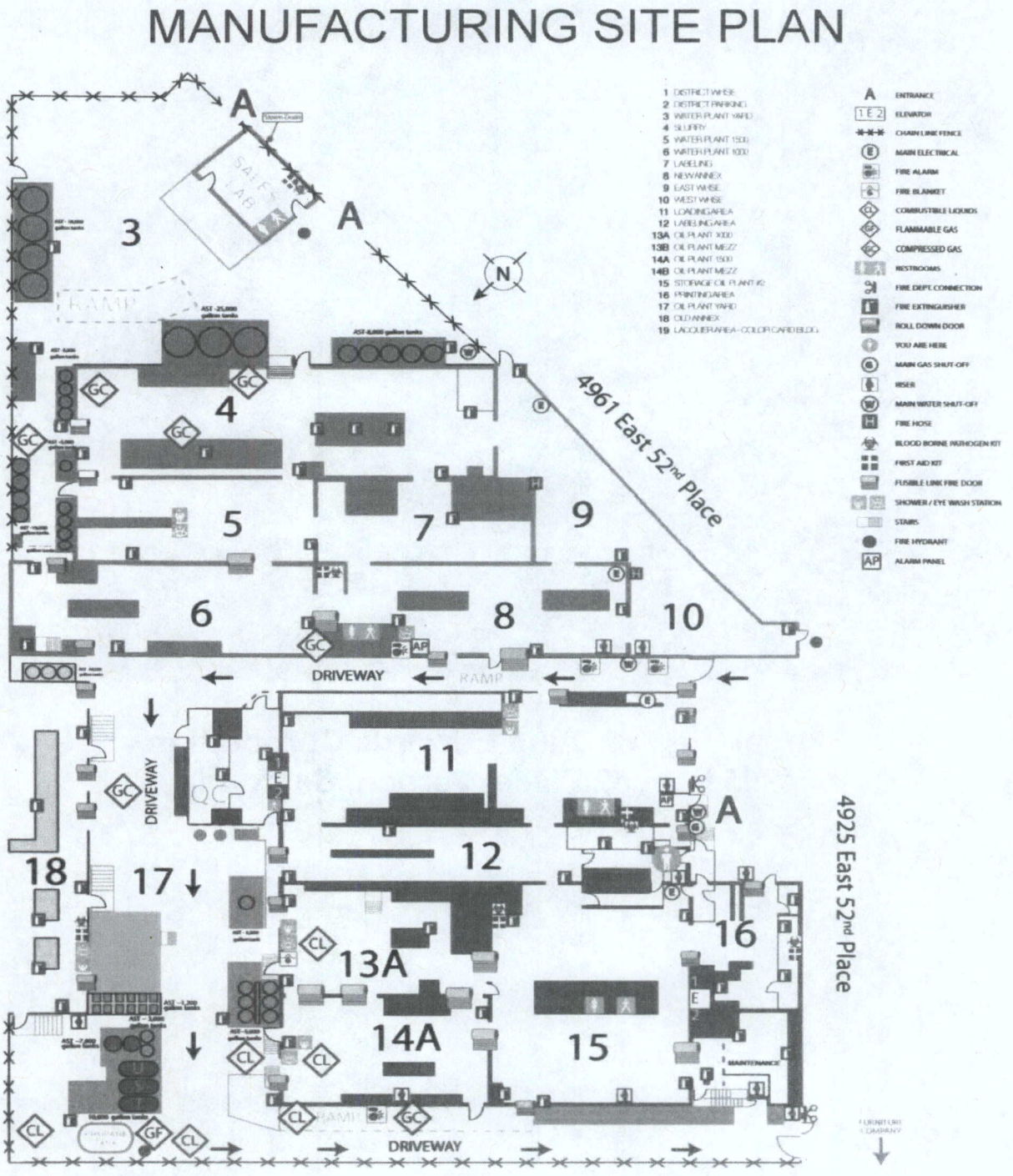


Aerial View of Dunn Edwards Corporation
4905 East 52 Place, Vernon, California

ATTACHMENT B: Site Reconnaissance Report

Include photos and a site layout map showing features described in Sections 4.2-4.5.

Figure B-2

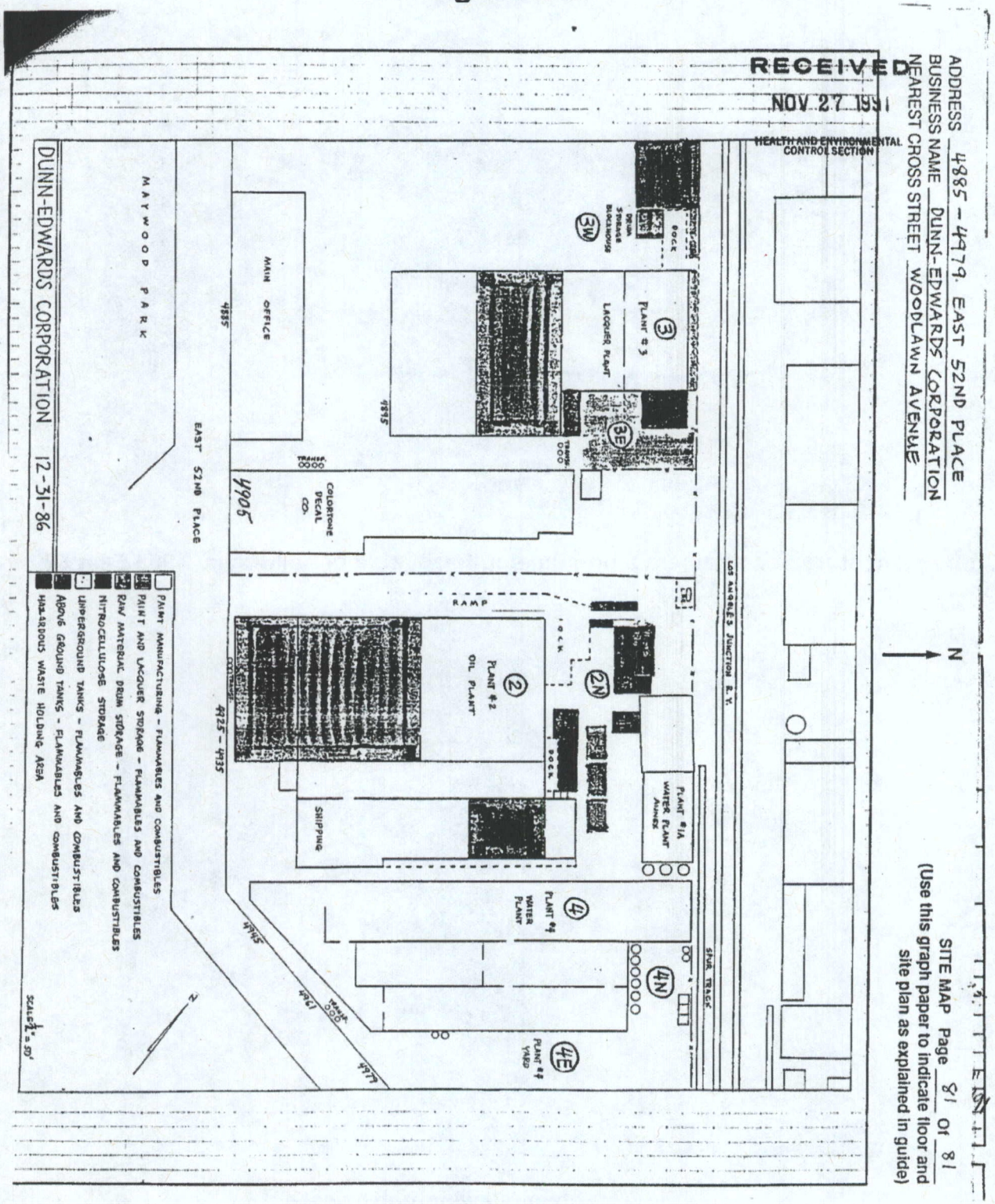


Dunn Edwards Chemical Storage Areas
(See Chemical Inventory List for Correlation)

ATTACHMENT B: Site Reconnaissance Report

Include photos and a site layout map showing features described in Sections 4.2-4.5.

Figure B-3



Dunn Edward Site Map

ATTACHMENT B: Site Reconnaissance Report

Include photos and a site layout map showing features described in Sections 4.2-4.5.

B-4

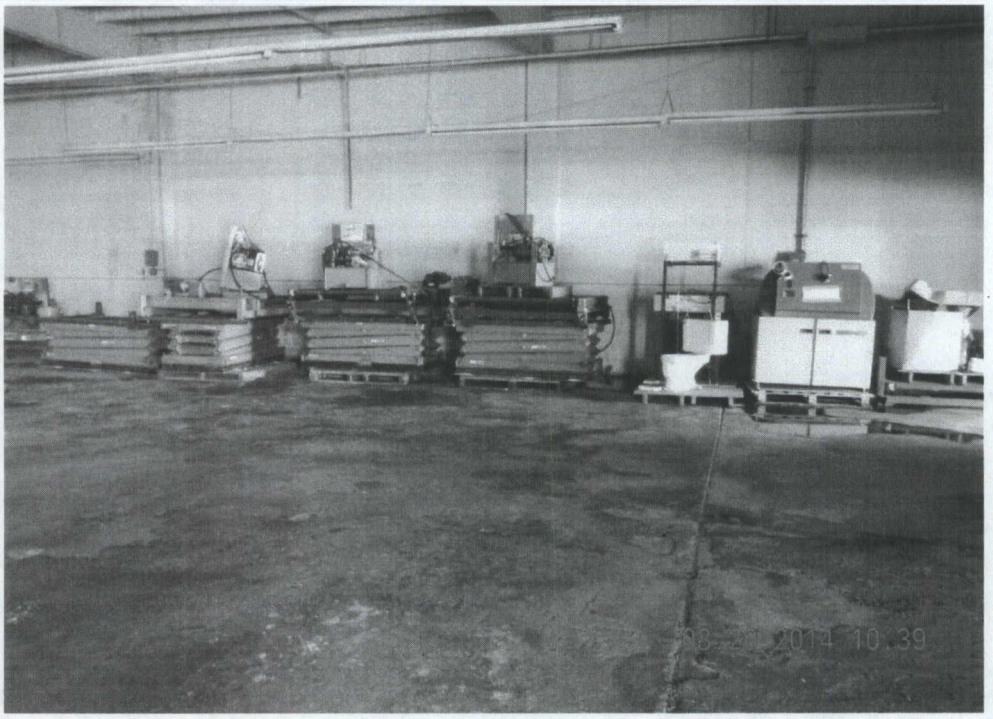
Empty paint storage containers along the southeast side of building at 4905 East 52 Place.

Same As Above (viewing northwest).

ATTACHMENT B: Site Reconnaissance Report

Include photos and a site layout map showing features described in Sections 4.2-4.5.

B-5

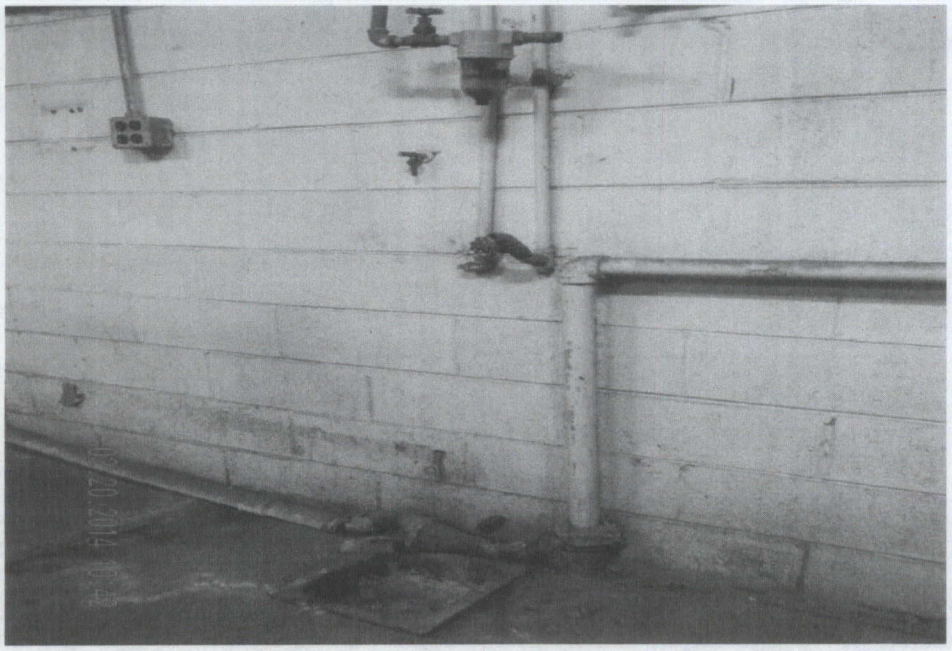


View inside the building at 4905 East 52nd Place. Note: deteriorating concrete floor and oil staining (top & bottom photographs).

ATTACHMENT B: Site Reconnaissance Report

Include photos and a site layout map showing features described in Sections 4.2-4.5.

B-6



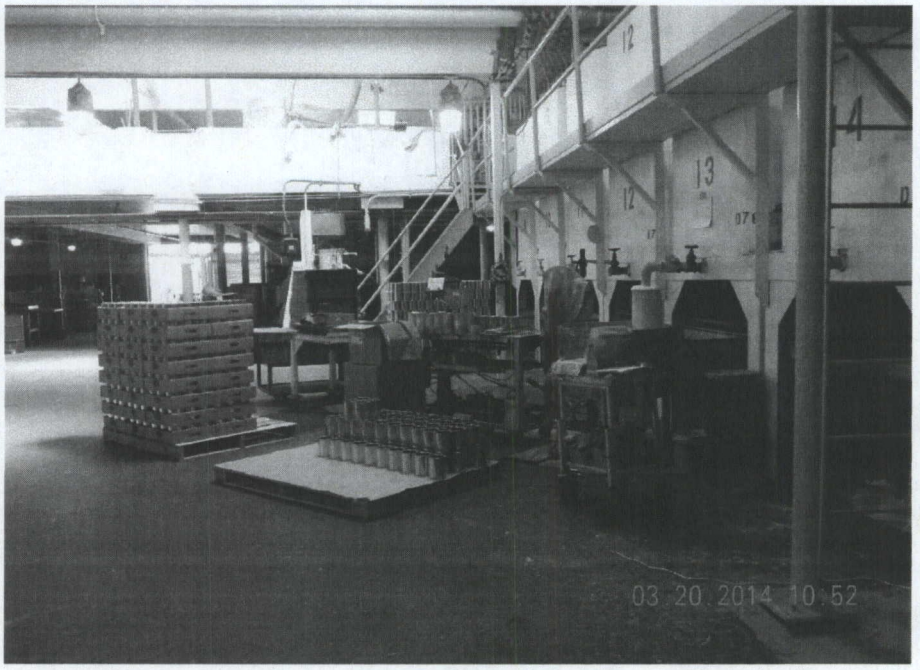
View of In-Line Filter (possibility associated with former Spray Booths) located inside the 4905 East 52nd Place Building.

View of hazardous waste storage area, inside the Oil Plant building at 4925 East 52nd Place.

ATTACHMENT B: Site Reconnaissance Report

Include photos and a site layout map showing features described in Sections 4.2-4.5.

B-7



View of paint containers labeling area, inside the Oil Plant building at 4925 East 52nd Place.

View of railroad spur, north of Dunn Edward's property.

ATTACHMENT C: ATTACHMENT INDEX

Attachment #	Document Title	Date
C1	Dunn Edwards Corporation - Certificate of Occupancy.	5/7/2008
	Vernon - Plant History Record.	8/25/2008
	Vernon - Hazardous Waste Producer Survey	1/25/1984
C2	Colortone Decal Company - Certificate of Occupancy	10/6/1967
	Mass International Industries (Owner Colortone) Certificate of Occupancy Application	5/20/2002
	Vernon - Occupancy Inspection Report	5/22/2002
	Vernon - Health Requirements for Business Establishments	12/8/1998
C3	Vernon - Conditional Authorization to Continue	11/23/2004
	Fernandez - Certificate of Occupancy	8/14/2003
	Vernon - Hazardous Material Inventory Chemical Description Form	6/2003
	Vernon - Order to Comply	6/10/2003
	Fernandez - Approved Plans to Construct Spray Booths	5/6/2003
	Vernon – Zoning Evaluation Checklist	3/6/2003
	Vernon - Health Requirements for Business Establishments	4/1/2003
C4	Dunn Edwards - Spill Incident & Mitigation Measure Report	1/2011
	Dunn Edwards - Spill Incident Update	12/22/2010
	Vernon - Spill Report	12/13/2010
	Nextel – Health Permit	4/26/2012
	Nextel – Consolidated Contingency Plan Form	11/7/2011
	Vernon – Health Requirements for Business Establishments	9/20/2011

C5	Dunn Edwards - Environmental Monitoring Study (Kleinfelder & Associates)	3/1985
	Site Assessment Report (SC Environmental Inc.)	4/3/1991
	Final Environmental Site Assessment Report	7/2/2000
	2009 Third Quarter Groundwater Monitoring Report (SC Environmental Inc.)	10/21/2009
	Site Closure Report (SC Environmental Inc.)	4/2009
	Contaminated Soil Removal and Site Closure Report	2/2010
	City of Vernon - NFA Letter	3/22/2010
C6	Dunn Edwards Hazardous Materials Inventory List	
C7	GeoTrans – City of Maywood Water Quality Assessment	12/15/2010
C8	Email Correspondences	
C9	HWTS Waste Code Matrix Report	2/25/2014
C10	SPGIT Map of Vernon and Surrounding Area	2014
C11	Soil Analysis Map (200-foot buffer)	2014
C12	Sensitive Environments Map (2-mile buffer)	2014

ATTACHMENT D: SITE TYPE – PRIMARY/SECONDARY ACTIVITY FORM

Fed Fac Indicator: ☐ Federal Facility ☐ Not A Federal Facility ☒ Status Undetermined

RCRA Status: ☒ Generator ☐ TSDF ☐ Transporter ☐ Not listed in RCRIS

SITE TYPES **(Designate one dominant primary category (*PC*). Designate all secondary subcategories (*SS*) that apply.) Site type designations for both primary & secondary should pertain to the operation(s) on site of environmental consequence.**

P C	*S S*	**Manufacturing/Processing/Maintenance** (Subcategory)
☒	☐	Chemicals and allied products
☐	☐	Coal gasification
☐	☐	Coke production
☐	☐	Electric power generation and distribution
☐	☐	Electronic/electrical equipment
☐	☐	Fabrics/textiles
☐	☐	Lumber and wood products/pulp and paper
☐	☐	Lumber and wood products/wood preserving/treatment
☐	☐	Metal fabrication/finishing/coating and allied industries
☐	☐	Oil and gas
☐	☐	Ordnance production
☐	☐	Plastics and rubber products
☐	☐	Primary metals/minerals processing
☐	☐	Radioactive products
☐	☐	Tanneries
☐	☐	Trucks/ships/trains/aircraft and related components

P C	S S	**Waste Management** (Subcategory)
☐	☐	Radioactive waste treatment, storage, disposal
☐	☐	Municipal solid waste landfill
☐	☐	Mine tailings disposal
☐	☐	Industrial waste landfill
☐	☐	Industrial waste facility (non generator)
☐	☐	Illegal disposal/open dump
☐	☐	Co-disposal landfill (municipal and industrial)

P C	*S S*	**Other** (Subcategory)
☐	☐	Agricultural
☐	☐	Contaminated sediment site with no identifiable source
☐	☐	Dust control
☒	☐	Ground water plume site with no identifiable source
☐	☐	Military/other ordinance
☐	☐	Product storage/distribution
☐	☐	Research, development, and testing facility
☐	☐	Retail/commercial
☐	☒	Spill or other one time event
☐	☐	Transportation (e.g. railroad yards, airports, barge docking site
☐	☐	Treatment works/septic tanks/other sewage treatment

P C	*S S*	**Mining** (Subcategory)
☐	☐	Coal
☐	☐	Metals
☐	☐	Non-metals minerals
☐	☐	Oil and gas

P C	S S	**Recycling** (Subcategory)
☐	☐	Automobiles/tires
☐	☐	Batteries/scrap metals/secondary smelting/precious metal recovery
☐	☐	Chemicals/chemicals waste (e.g. solvent recovery)
☐	☐	Drums/tanks
☐	☐	Waste/used oil

SITE TYPES **(Designate one dominant primary category (*PC*). Designate all secondary subcategories (*SS*) that apply.)**

ATTACHMENT E: SITE SCREENING ASSESSMENT SAMPLING EVENT SUMMARY TABLE

Date	Event	Lead Agency	Main Contaminants Detected (include only CERCLA-eligible hazardous substances)	Notes/Description	Reference
3/1985	Drilling, Soil Sampling and Installation of Groundwater Monitoring Wells at Dunn Edwards Facilities.	City of Vernon Environmental Health Department	1,1,1- TCA = .012 mg/L TCE = .004 mg/L PCE = .007 mg/L Benzene = .010 mg/L Methylene Chloride = .002 mg/L	Collected & analyzed groundwater samples from nine On-site GW Monitoring Wells.	1,1,1-TCA= 200 u/L TCE= 5 u/L PCE= 5 u/L Benzene= 5 u/L Methylene chloride= 5 u/L
4/3/1991	Drilling and Installation of 1 Groundwater Monitoring Well	City of Vernon Environmental Health Department	MEK = .15 mg/L Toluene = .28 mg/L Butyl Cellosolve = 72.0 mg/L (Ethylene Glycol Monobutyl Ether) Isopropanol .16 mg/L Unidentified Chemical = .20 mg/L	Collected & analyzed one groundwater grab sample.	Toluene =1000 u/L
7/2/2000	Drilling, Soil Sampling and Installation of Groundwater Monitoring Wells at Dunn Edwards Facilities.	City of Vernon Environmental Health Department	<u>Soil</u> Toluene = 143,000 ug/kg (15') 1-Butanol = 130 mg/kg (15') 2-Propanol = 24 mg/kg (15') 2-Butoxy Ethanol = 132,000 mg/kg (15') Ethyl Acetate = 18 mg/kg (15') Cyclohexanone = 33 mg/kg (15') <u>Groundwater</u> Carbon Disulfide = 8 ug/L Toluene = 63 ug/L	Collected & analyzed soil and groundwater grab samples.	Toluene= 10,000 mg/kg inhalation, and 4,500 mg/kg noncarcinogenic SL industrial Ethyl acetate = 282 mg/kg inhalation and noncarcinogenic SL industrial, Cyclohexanone = 770,000 mg/kg dermal

10/21/2009	Quarterly Groundwater Sampling	City of Vernon Environmental Health Department	Benzene = 0.5 ug/L 2-Butanone = 470 ug/L Cis-1,2 DCE = 3 ug/L Ethyl-Benzene = 2 ug/L Methylene Chloride = 4 ug/L Toluene = 89 ug/L Xylene = 1 ug/L	Quarterly Groundwater Monitoring	Benzene= 5 u/L Cis-1,2 DCE=70 ug/L Ethyl-Benzene=700 ug/L Methylene Chloride=5 ug/L Toluene =1000 ug/L Xylene =10,000 ug/L
4/2009	Post SVE - Soil Sampling (Geoprobe).	City of Vernon Environmental Health Department	2-Butoxy Ethanol = 45,154 mg/kg Toluene = .0186 mg/kg	Confirmation Soil Sampling.	Toluene= 10,000 mg/kg
2/2010	Soil Excavation/ Sampling & Clean Close the Former UST Site.	City of Vernon Environmental Health Department	2-Butoxy Ethanol = ND	Post Remediation, Confirmation Soil Sampling.	

Acronym List

(Modify as needed)

µg/L	micrograms per liter
bgs	below ground surface
AST	Aboveground Storage Tank
CADTSC	California Environmental Protection Agency, Department of Toxic Substances Control
CARWQCB	California Environmental Protection Agency, Regional Water Quality Control Board
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act of 1980
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
CUPA	Certified Unified Program Agency
EPA	U. S. Environmental Protection Agency
LUST	Leaking Underground Storage Tank
NPL	National Priorities List
PA	Preliminary Assessment
RCRA	Resource Conservation and Recovery Act
RCRAInfo	Resource Conservation and Recovery Information System
SI	Site Investigation
UST	Underground Storage Tank